

**Regular Meeting
Jasper Plan Commission
May 3, 2006**

President Rick Gunselman called the Regular Meeting of the Jasper Plan Commission to order at 7:38 p.m. Secretary Butch Schitter took roll call as follows:

Rick Gunselman, Pres.	-Present	Patrick Lottes	-Present
Jim Schroeder, V.P.	-Present	Lloyd Martin	-Present
Butch Schitter, Sec.	-Present	Randy Mehringer	-Present
Tim Bell	-Present	Bob Wright	-Present
Bernita Berger	-Present	Dave Seger, Bld. Comm.	-Present
Chad Hurm, Eng.	-Present	Sandy Hemmerlein, Atty.	-Present
Norb Kreilein	-Present		

PLEDGE OF ALLEGIANCE

President Gunselman led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the April 5, 2006, Regular Meeting were reviewed. Norb Kreilien made a motion to approve the minutes as mailed. Bernita Berger seconded it. Motion carried 11-0.

STATEMENT

President Gunselman read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Application of Jerome Kerstiens for secondary approval of a proposed plat of Windsong Estates, a subdivision in Boone Township, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present to request secondary approval of a proposed plat, Windsong Estates. The 58-lot subdivision is located north of County Road 400 N and east and west of Portersville Road.

Norb Kreilein inquired about the radius at the corner of 47th Street and Portersville Road. At the November 2005 meeting, primary approval was granted contingent upon the developer increasing the radius on the north side of 47th Street at the intersection with Portersville Road.

Randy Mehringer said, in his opinion, the radius needs to be greater than the 20-foot radius on 36th Street and Portersville Road. Mr. Brosmer said he would present some drawings to City Engineer Hurm for approval of the area before construction of

the intersection begins.

There were no remonstrators present. After some discussion, Secretary Schitter made a motion to close the public hearing. City Engineer Hurm seconded it. Motion carried 11-0.

Secretary Schitter made a motion to grant secondary approval of a 58-lot subdivision, Windsong Estates. Randy Mehringer seconded it. Motion carried 11-0.

Application of Todd Kerstiens, for secondary approval of a proposed plat of Brookstone II, a subdivision in Madison Township, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Norb Kreilein made a motion to table the public hearing. Secretary Schitter seconded it. Motion carried 11-0.

Application of Mark Brescher, as owner, and Robert Durcholz, as developer, for secondary approval of a proposed plat of Brookstone III, a subdivision in Jasper, Indiana, and all necessary street and sewer profiles thereof.

Bob Wright made a motion to table the public hearing. Vice President Schroeder seconded it. Motion carried 11-0.

Application of Michael H. Hochgesang and Patricia H. Hochgesang for approval of a proposed plat of Timber Creek, a subdivision to the City of Jasper, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Secretary Schitter made a motion to table the public hearing. Vice President Schroeder seconded it. Motion carried 11-0.

Application of Arrol Frank Jacobs as owner and Jeff Peters as petitioner for a rezoning from R-1 (Residential District) to I-1 (Industrial (Light) District).

Surveyor Ken Brosmer and Jeff Peters were present to request a rezoning of some property located between Truman Road and St. Charles Street from R-1 (Residential) to I-1 (Light Industrial).

The proposed property consists of 2.6 acres. Mr. Peters said he intends to split the parcel in two. One acre would remain Residential. Plans are to construct a building on the remaining 1.6 acres to be used for a sign painting business. The block metal building would measure approximately 35 feet by 40 feet.

After some discussion regarding setback requirements, the Board suggested that Mr. Peters table the public hearing until next month, allowing him time to determine whether or not the building would “fit” on the parcel within the setbacks allowed in an I-1 (Light Industrial) zone.

After agreement from Mr. Peters, Bob Wright made a motion to table the public hearing. Secretary Schitter seconded it. Motion carried 11-0.

With no further discussion, City Engineer Hurm made a motion to adjourn the meeting. Secretary Schitter seconded it. The motion carried 11-0, and the meeting was adjourned at 8:34 p.m.

Rick Gunselman, President

A. "Butch" Schitter, Secretary

Kathy M. Pfister, Recording Secretary